

Tariff of Mortgage Charges

Darlington Building Society is closely involved in the mortgage industry's initiative with UK Finance and Which? to make our fees and charges easy for you to understand. Our tariff of charges fully reflects the initiative's good practice principals.

This same document is being used across the industry to help customers to compare mortgages. When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means that we don't charge these fees.

When you will pay this charge

Before your first monthly payment. These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of Charge	What is this charge for?	How much is the Charge?
Legal Fee	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are normally charged by the solicitor, directly to you unless we tell you that we will contribute to the legal costs as part of your product deal.	
Product fee	This is charged on some mortgages as part of the deal. It can be paid up front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	This fee depends on what product you take.
Re-inspection fee	If your mortgage is released in stages and you are using it to renovate your home, this covers the new valuation you need to do after the work is carried out.	Refer to table on page 4.
Further Advance re-inspection	Re-inspection for additional borrowing on your current mortgage.	Refer to table on page 4.
Valuation fee	The lender's valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission. There are other homebuyers or other structural survey options available to you at a cost and there may be different approaches in different parts of the UK. Some mortgages offer free valuations - the product details for your mortgage will tell you if this is the case.	£150 - £1,650 for properties with a value up to £2m. Refer to table on page 4.
Further Advance	This is charged when borrowing additional funds on your mortgage.	£150

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When you will pay this charge

If you ask us for extra documentation and/or services beyond the standard management of your account.

Name of Charge	What is this charge for?	How much is the Charge?
Interim statement fee	Requesting an interim statement of your account as it stands. It might be paid by you or another lender.	£20

When you will pay this charge

If you change your mortgage.

NB - if you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.

Name of Charge	What is this charge for?	How much is the Charge?
Early repayment charge (changing your mortgage)	You may have to pay this if: <ul style="list-style-type: none">• You overpay more than your mortgage terms allow;• You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).	1% to 5% of redemption
Change of term fee	Extending or reducing the remaining term of your mortgage.	£70
Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest only basis or from interest only to repayment basis.	£70
Partial release of Property fee	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£35
Change of Parties administration fee	Our administrative costs of adding or removing someone ('a party') from the mortgage.	£115
Joint Borrower Sole Proprietor - Change of parties	Our administration costs of adding or removing someone ('a party') who is on an existing mortgage for Deeds only.	£20
Consent to Let fee	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£85
Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us permission.	£20

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When you will pay this charge

If you are unable to pay your mortgage. These are the most common charges you may have to pay if you fail to keep up with your mortgage repayments.

Some charges, for example those covering unpaid/returned direct debits or cheques, occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of Charge	What is this charge for?	How much is the Charge?
Unpaid cheque	Payable when your payment by cheque is returned unpaid by your bank.	£20
Arrears Fee	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you are in the arrears. This covers charges in respect of your account if you fall behind with your payments.	£40

When you will pay this charge

Ending your mortgage term.

Name of Charge	What is this charge for?	How much is the Charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	1% to 5% of redemption
Mortgage exit fee	You may have to pay this if: <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender; or• Transfer borrowing from one property to another. This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another lender or another property (known as 'redemption'). You may be charged a separate fee by your solicitor or licenced or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	£45 Some products may also require a £90-£100 exit fee.

This is the current Tariff of Mortgage Charges and is valid from 8 February 2023. This tariff provides details of the fees that may be payable in connection with the administration of your mortgage account. All fees are subject to change. We reserve the right to charge further non-administrative fees applicable for products or services.

Our Valuation Fees

The mortgage valuation is to assess whether or not the property you want to buy provides enough security to the Society for your mortgage. To get this information we may ask our valuer to visit the property and produce a report.

The cost of the valuation depends on the purchase price of the property. The following scales of fees apply.

Property Value (less than)*	Purchase/Remortgage/ Reinspection** (Standard) - Includes Self Build New instructions and BTL	Self Build Reinspections	Desktop (standard residential only)	Further Advances***	Homeplus/ Homebuyer Scale
£100,000	£150	£90	£75	£138	£489
£200,000	£222	£134	£111	£138	£489
£300,000	£276	£166	£111	£174	£604
£400,000	£336	£202	£134	£174	£604
£500,000	£414	£249	£166	£174	£604
£600,000	£474	£285	£190	£174	£659
£700,000	£474	£285	£190	£198	£659
£800,000	£474	£285	£190	£198	£839
£900,000	£474	£285	£190	£198	£839
£1,000,000	£474	£285	£190	£198	£839
£1,500,000	£600	£360	£240	£228	£1,400
£2,000,000	£720	£432	N/A	£228	£1,650
Over £2,000,000	By neg.	N/A	N/A	By neg.	By neg.

* The fee charged is normally based on the purchase price of the property at the time of the inspection. If the price you are paying is preferential, or it is not known at the time of inspection, we will charge the fee based upon the valuation figure.

** Where a loan is made on condition that the property is completed or that certain work is done, a reinspection is necessary and the appropriate fee will be charged.

*** When taking additional borrowing on your current mortgage with us and where the total borrowing is over 60% LTV.

As the standard valuation is only for our use, you may also choose to arrange your own homebuyers report and valuation or a full building survey.